



Order Filed on June 12, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

**Robertson, Anschutz & Schneid, PL**  
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Boca Raton, FL 33487  
Telephone No.: 973-575-0707 (local)  
Telephone No.: 561-241-6901 (main)  
Attorneys for Secured Creditor

KEVIN BUTTERY, Esq. (KB - 3800)

In Re:

**Lena Debbie Stevens**  
**Debtor.**

Case No.: 18-16323-CMG

Chapter: 7

Hearing Date: June 12, 2018 at 10:00  
am

Judge: Christine M. Gravelle

Recommended Local Form:

☒ Followed

☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following pages (2) and (3), is hereby **ORDERED**.

**DATED: June 12, 2018**

A handwritten signature in black ink, reading "Christine M. Gravelle", is written over a horizontal line.  
Honorable Christine M. Gravelle  
United States Bankruptcy Judge

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Debtors: Lena Debbie Stevens,  
Case No.: 18-16323-CMG  
Caption of Order: **Order Vacating Stay**

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Upon the motion of WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4, ("Secured Creditor") under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the following:

☒ Real property more fully described as:

3 McKinley Avenue, Colonia, NJ 08067

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtor(s) and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

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18-169292  
Order Vacating Stay

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Debtors: Lena Debbie Stevens,

Case No.: 18-16323-CMG

Caption of Order: **Order Vacating Stay**

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Secured Creditor shall serve this Order on the Debtor(s), any trustee, and any other party who entered an appearance on the motion.

**Certificate of Notice Page 4 of 4**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Lena Debbie Stevens  
Debtor

Case No. 18-16323-CMG  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jun 12, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 14, 2018.

db Lena Debbie Stevens, 3 Kazcmar Ct, Edison, NJ 08820-3664

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 14, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 12, 2018 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor Wells Fargo Bank, N.A. ajennings@rasflaw.com  
Denise E. Carlon on behalf of Creditor Wilmington Trust, National Association. as Successor  
Trustee to Citibank, N.A. as Trustee of Structured Asset Mortgage Investments II Inc., Bear  
Stearns Alt-A Trust II, Mortgage Pass-Through Certifica dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
John Michael McDonnell jmcdonnell@mchfirm.com, jcohen@mchfirm.com;NJ95@ecfcbis.com  
Kevin M. Buttery on behalf of Creditor Wells Fargo Bank, N.A. bkyefile@rasflaw.com  
P Joseph Nicola on behalf of Debtor Lena Debbie Stevens jnicola@nicolalaw.com  
Rebecca Ann Solarz on behalf of Creditor Wilmington Trust, National Association. as Successor  
Trustee to Citibank, N.A. as Trustee of Structured Asset Mortgage Investments II Inc., Bear  
Stearns Alt-A Trust II, Mortgage Pass-Through Certifica rsolarz@kmlawgroup.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7